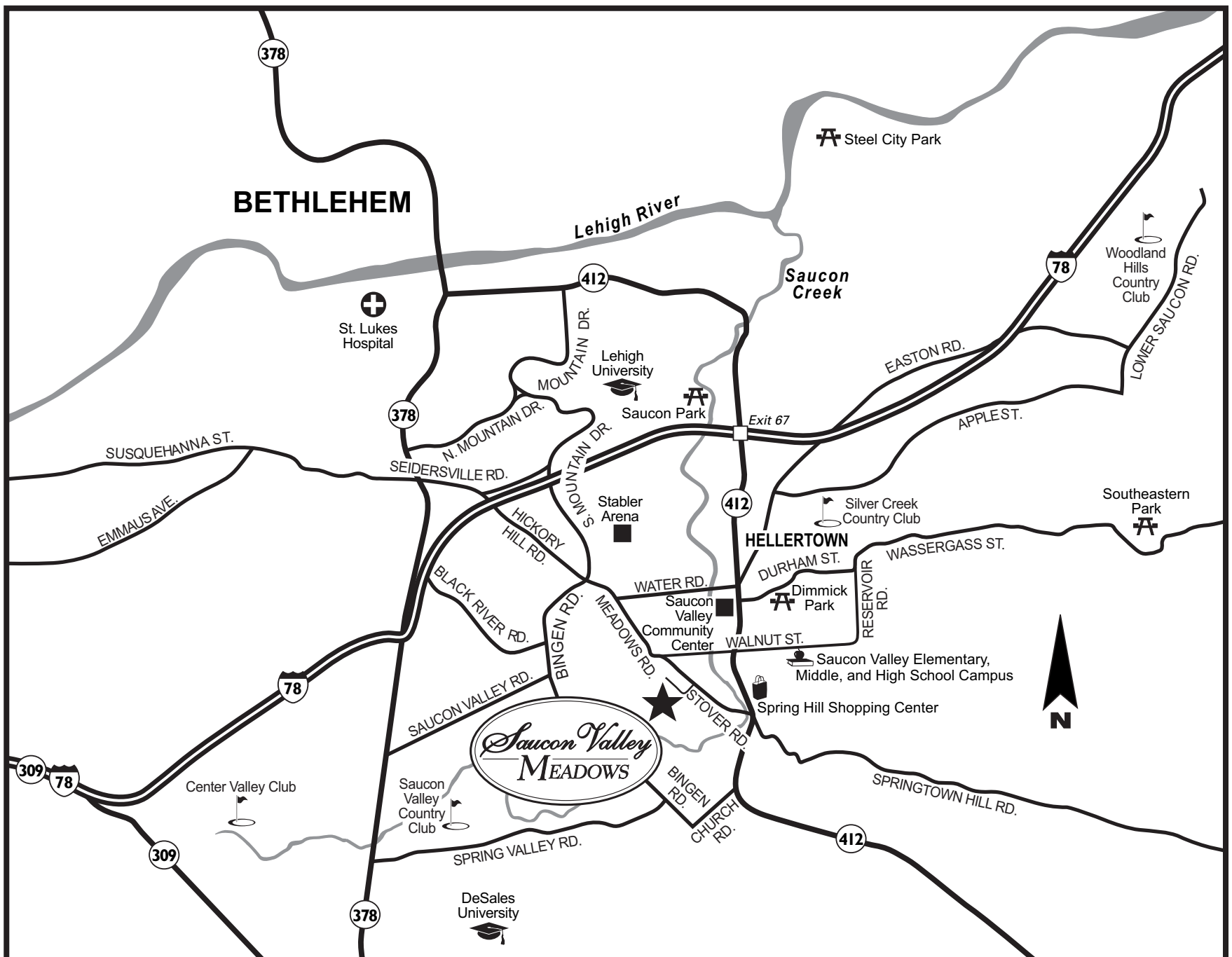
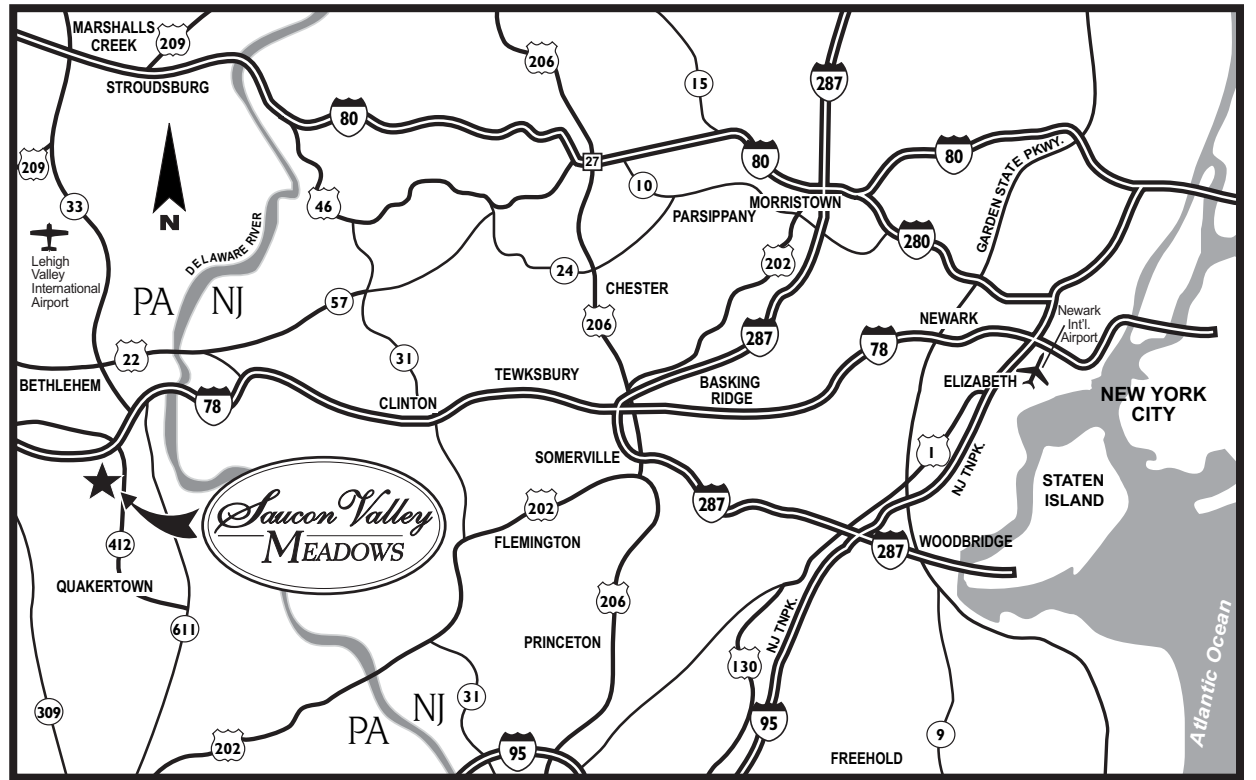




1860 CLARENCE DRIVE  
 HELLERTOWN, PA 18055  
 610-838-6812  
 TOLLBROTHERS.COM

## DIRECTIONS:

From the East (NJ) or West (Allentown): Follow I-78 to Exit 67 (Route 412/Hellertown). Turn left at light onto Route 412 South and follow through Hellertown (becomes Main St.) for 1 <sup>7</sup>/<sub>10</sub> miles to stoplight at Walnut Street. Turn right onto Walnut Street and proceed <sup>1</sup>/<sub>2</sub> mile to the stop sign. Turn left onto Meadows Road and proceed for <sup>3</sup>/<sub>10</sub> mile to Stover Road on the right. Turn right onto Stover Road into Saucon Valley Meadows.





**Toll Brothers**  
America's Luxury Home Builder®



*Welcome Home to...*



If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts...facts you should know when considering a place to live.

Surrounded by a picturesque landscape, Saucon Valley Meadows is a community of luxurious homes located in prestigious Saucon Valley. Nestled in a scenic private setting, this exquisite community is just minutes from any convenience you may need.

## A CONVENIENT PLACE TO LIVE

In Saucon Valley Meadows, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Saucon Valley Meadows is only 5 minutes from I-78, 15 minutes from Routes 22 and 33, and approximately 50 minutes from the corporate centers along I-287. Bethlehem and Allentown can be reached in 10 and 15 minutes, respectively. The major commerce areas of the Lehigh Valley are about 10 minutes away, and Clinton, NJ is a 30-minute drive. Philadelphia and New York are both within 80 minutes of the community. Lehigh Valley International Airport can be reached in less than 20 minutes, while Newark International Airport is just 75 minutes from your new home.



## A FOCUS ON EDUCATION

As a Saucon Valley Meadows homeowner, you will join a community where education is given the highest priority. The prestigious Saucon Valley School District is comprised of an elementary, middle, and high school all on one campus, and offers state-of-the-art facilities and programs. Information technology is an essential part of the curriculum and is accessible to students through networked classrooms and facilities. Gifted programs are available at all grade levels, and the high school offers college advanced placement courses. Special programs, such as educational internships, mentorship, and independent studies, are also available. High school students have the opportunity to participate in an exceptional parallel program of courses at local colleges. Graduates of Saucon Valley High School attend the finest colleges in the country, including Cornell, Princeton, and the University of Pennsylvania. In the Saucon Valley School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Moravian Academy, Notre Dame High School, and Bethlehem Catholic High School, are all within 20 minutes of Saucon Valley Meadows.

Lehigh University and Moravian College are both less than 15 minutes away, and Lafayette and Muhlenberg Colleges are both within a 20-minute drive. Nearby, DeSales University and Northampton Community College offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Philadelphia, including the University of Pennsylvania, are just 70 minutes away.



## WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Saucon Valley Meadows is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Creekside Marketplace is located less than 1 minute away and the Saucon Valley Square Shopping Center is within 5 minutes. Along Main Street in Bethlehem, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Westgate Mall is just 13 minutes from Saucon Valley Meadows and the fabulous Lehigh Valley Mall is 18 minutes away with Macy's, Strawbridge's, and over 130 fine specialty shops.



## *THE BEST IN COMMUNITY SERVICES*

Excellent medical facilities are comfortably close to Saucon Valley Meadows. Saint Luke's Hospital and Lehigh Valley Hospital at Muhlenberg, both approximately 15 minutes from your new home, and the main Lehigh Valley Hospital, 18 minutes away, offer a complete range of medical services. In addition, the hospitals and medical care facilities of New York and Philadelphia, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Saucon Valley Meadows are houses of worship representing almost all faiths.



## *A CULTURAL & RECREATIONAL PARADISE*

Saucon Valley Meadows, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semi-private golf courses and country clubs are nearby, including Northampton, Saucon Valley, and Silver Creek. Challenging public golf courses, including Green Pond Country Club, Bethlehem Golf Club, Woodland Hills Country Club, and Center Valley Club, are all within 20 minutes. The beautiful Delaware and Raritan Canal State Park is only 30 minutes away and offers canoeing and other water sports. Several local and state parks are located within 10 minutes, including Dimmick Park, Steel City Park, Southeastern Park, and Saucon Park. At these parks you and your family can enjoy softball, basketball, volleyball, nature trails, fishing, swimming, and picnicking. Dorney Park and Wildwater Kingdom, with over 100 rides and attractions, is fun for the whole family and is located only 20 minutes from the community. Attractions such as the Towpath Bike Trail and Bushkill Park, both in Easton, and the Wildlands Conservancy in Emmaus are a short distance from Saucon Valley Meadows. Skiers and snowboarders are less than an hour from the magnificent Pocono ski areas. Fitness and exercise clubs are within 5 minutes of your new home.

The Saucon Valley area offers a broad variety of cultural diversions. The Kutztown Country Fair, Pennsylvania Shakespeare Festival at DeSales University, the Great Allentown Fair, and the Bethlehem Bach Festival are just a few of many well-known annual events in the area. Perhaps the most popular event is the Bethlehem Musikfest, which is one of the largest music festivals in the country. You can discover history and art at a number of local museums, including The Allentown Art Museum, and The National Canal Museum. Enjoy theatrical presentations at Lehigh University's Zoellner Arts Center, State Theater in Easton, or Civic Theatre of Allentown. Kids and adults alike will enjoy a tour of the famous Crayola Factory in Easton. Lehigh University's Stabler Arena is only 5 minutes away and features many high-profile events and concerts. The future Bethlehem Steel Park, only 15 minutes from your new home, will include the Steel Museum branch of the Smithsonian Institute, offices, movie theaters, hotels, restaurants, and shopping. The ice skating rink within the park is now open. Sports fans can root for many professional sports teams in the New York City and Philadelphia areas. The Allentown Ambassadors provide nearby minor league baseball entertainment. For fine dining, there are many excellent restaurants and country inns in Hellertown, Bethlehem, and Allentown.

In New York City, you can explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Philadelphia is one of our nation's oldest and most historic cities. You can enjoy the Philadelphia Orchestra at the new Kimmel Center, as well as numerous theaters, museums, and historic sites.





## *AN AREA OF UNEQUALLED BEAUTY*

In Saucon Valley Meadows, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Saucon Valley Meadows.



At Toll Brothers, we build more than homes, we build *communities*. For more than 38 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality Award*. In addition, we have recently been chosen as the *First Place Winner for Innovative Product Design* in the Big Builder Apex Awards—where we were also recognized for Leadership and Management, and Operational Excellence; and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

#### Choose Convenient Home Services For One-Stop Shopping!

Toll Brothers offers a full range of home services to better serve you and maximize your time:

**TBI Mortgage** has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to assure that the very best programs are available at preferred rates.

**Westminster Security** will provide a home security system as a standard feature in your new home, at no cost, with the purchase of a three-year monitoring program. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted price. Ask your salesperson about our competitive rates.

#### Customize Your Home and Your Lifestyle at the New Jersey Design Studio!

Get ready to be impressed! You'll find a world of choices for your new home at the 12,000-square-foot New Jersey Design Studio—the centrally located option gallery for home buyers from New Jersey and Lehigh Valley/Pocono communities. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home. To help make the process fun and easy, the Studio features vignettes of five complete kitchens, bathroom suites, a study with built-in shelving, a wet bar, a media room, and several custom fireplaces. You can also compare samples of granite and Corian® countertops; select woods and finishes for cabinet doors; choose faucets, appliances, lighting, tile, hardwood flooring, carpet, interior molding; and much, much more! The New Jersey Design Studio is located at the Menlo Park Mall in Edison, New Jersey. For more information, please consult your sales representative.

#### The Toll Brothers Buyer Satisfaction Program

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first orientation takes place five to seven days before settlement, utilizing Toll Brothers detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

#### Toll Brothers Is Proud to Help Preserve Our Environment

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds.

As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscape
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, and Virginia. With this experience behind us, you can be assured that your new home here in Saucon Valley Meadows will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc., is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

**Toll Brothers**  
America's Luxury Home Builder®

This brochure was produced  
using recycled products.





**NATIONAL HOUSING  
QUALITY AWARD**  
National Association of Home Builders  
and Professional Builder Magazine

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**NATIONAL BUILDER  
OF THE YEAR**  
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*Toll Brothers*